162.0	0002	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	967,500	/	967,500
USE VALUE:	967,500	/	967,500
ASSESSED:	967,500	/	967,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NIGHTINGALE TYCHO
Owner 2:	VLAMAKIS HERA
Owner 3:	
Street 1:	77 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PHELPS RICHARD S -
Owner 2:	-
Street 1:	77 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,809 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1895, having primarily Wood Shingle Exterior and 3009 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11809.000	421,300	4,200	542,000	967,500
Total Card	0.271	421,300	4,200	542,000	967,500
Total Parcel	0.271	421,300	4,200	542,000	967,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 321.54 | /Parcel: 321.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	107985
GIS Ref	
GIS Ref	
Insp Date	06/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 162.0-0002-0001.0

!12644!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	421,300	4200	11,809.	542,000	967,500	967,500	Year End Roll	12/18/2019
2019	101	FV	326,500	4200	11,809.	542,000	872,700	872,700	Year End Roll	1/3/2019
2018	101	FV	326,500	4200	11,809.	480,000	810,700	810,700	Year End Roll	12/20/2017
2017	101	FV	326,500	4200	11,809.	402,600	733,300	733,300	Year End Roll	1/3/2017
2016	101	FV	326,500	4200	11,809.	402,600	733,300	733,300	Year End	1/4/2016
2015	101	FV	307,300	4200	11,809.	348,400	659,900	659,900	Year End Roll	12/11/2014
2014	101	FV	307,300	4200	11,809.	336,800	648,300	648,300	Year End Roll	12/16/2013
2013	101	FV	307,300	4200	11,809.	320,500	632,000	632,000		12/13/2012

PRINT

Date	Time
12/11/20	02:42:56

LAST REV

Date	Time
03/27/20	10:51:46
danam	

USER DEFINED

Prior Id # 1:	107985
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12644

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PHELPS RICHARD	73856-84	1	12/19/2019		1,000,000	No	No		
	11714-724		7/28/1969		33,000	No	No		Judith Ann Phelps dod 8/14/2018

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/18/2020	123	Inter-De	4,500	C				
7/25/2008	832	Manual	1,400					remove old shingle

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2020	SQ Returned	MM	Mary M
1/23/2020	SQ Mailed	JO	Jenny O
6/28/2018	Inspected	CC	Chris C
6/1/2018	MEAS&NOTICE	BS	Barbara S
10/21/2008	Meas/Inspect	163	PATRIOT
12/16/1999	Mailer Sent		
12/6/1999	Measured	263	PATRIOT
7/20/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11809		Sq. Ft.	Site		0	70.	0.66	8									541,988						542,000	

Total AC/HA:	0.27110	Total SF/SM:	11809	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	541,988	Spl Credit		Total:	542,000

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1895	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	P		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.99895310
Const Adj.:	0.99989998
Adj $ / SQ:	129.851
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	572432
Depreciation:	151122
Depreciated Total:	421310

COMMENTS

NC=WORK IN PROG.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 5			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

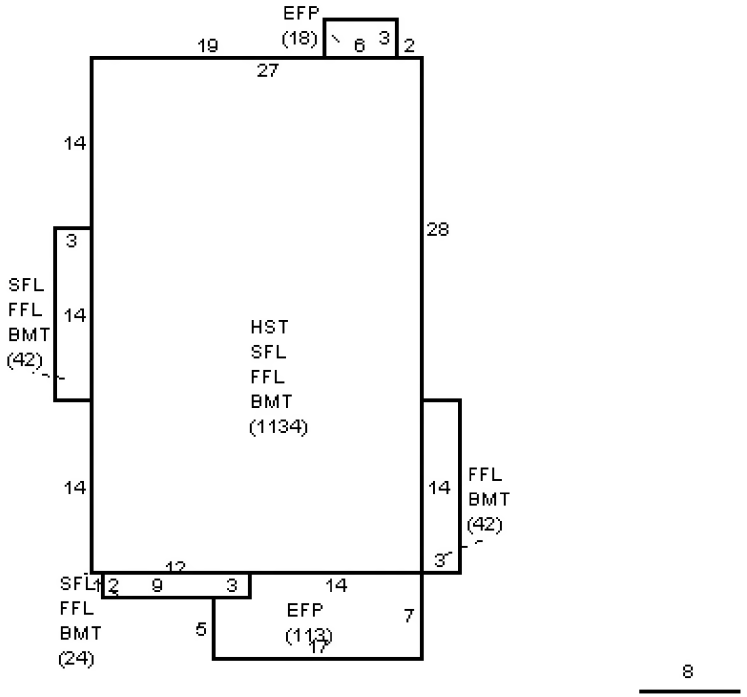
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	142.84
Special Features:	0	Val/Su Net:	96.14
Final Total:	421300	Val/Su SzAd	140.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,242	38.960	48,382
FFL	First Floor	1,242	129.850	161,275
SFL	Second Floor	1,200	129.850	155,821
HST	Half Story	567	129.850	73,625
EFP	Enclos Porch	131	48.000	6,288

Net Sketched Area:	4,382			Total:	445,391
Size Ad	3009	Gross Are	4949	FinArea	3009

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 162.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	15X20	A	AV	1920	23.33	T	40	101			4,200			4,200

More:	N	Total Yard Items:	4,200	Total Special Featues:	Total: 4,200